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Premier Retail Outlot Available on Route 38 St. Charles

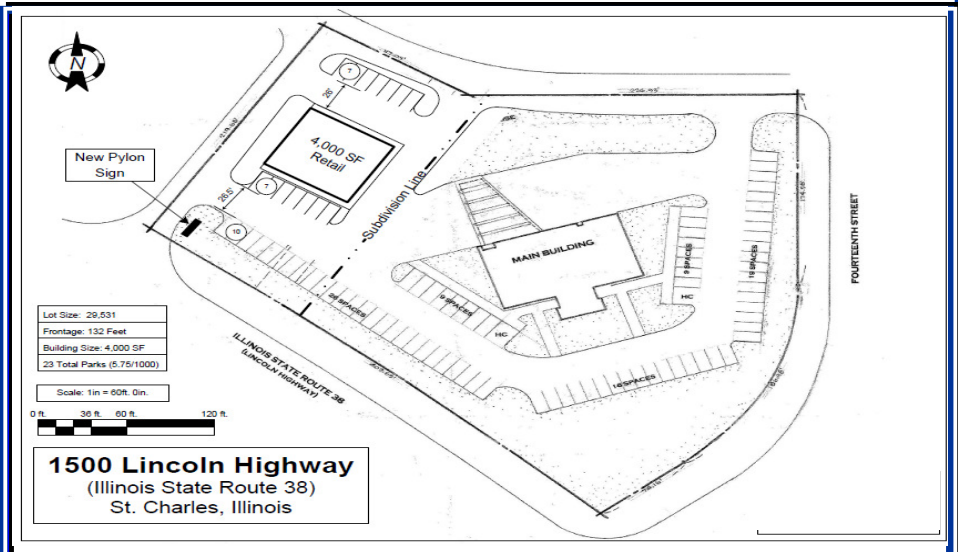
"your advocate in commercial real estate"

1500 Lincoln Highway, St. Charles IL

Outlot Available on desirable St. Charles West-side, near Randall Corridor: Up to 4,000 SF Building — Prominent location surrounded by dense retail

Property Description:

- Located Directly on Route 38 Lincoln Highway
- Approximately 2.93 Acre Site
- Up to 4,000sf building opportunity, divisible
- 132 feet of frontage directly on Route 38 Lincoln Highway
- Anchored by Charter One Bank
- Located in desirable, booming West Side of STC
- Surrounded by dense retail & heavy traffic
- High visibility location with signage directly on Route 38 Lincoln Highway
- Incredible Retail opportunity in growing area



Demographics:

	1 Mile	3 Miles	5 Miles
Population:			
	13,339	59,523	101,563
Average HouseHold Income:			
	\$88,109	\$100,720	\$106,928
Population Growth:			
	19.36%	15.87%	15.22%
Daytime Population:			
	6,926	40,177	78,134



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